

**AMERICAN RIVER PLAZA**  
**9500 GREENBACK LANE - 9475 MADISON AVE**  
**FOLSOM, CA**  
FOR LEASE  
5,317 SF TURN-KEY RESTAURANT SUITE

**ETHAN CONRAD**  
PROPERTIES, INC.

**NOW OPEN!**



**MAJOR REMODEL COMPLETE**

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ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

FEATURES:

- Turn-key restaurant suite (former Round Table Pizza)
- Located at the major intersection of Greenback Lane & Madison Ave, a major commute corridor.
- Community shopping center with national tenants.
- Strong daytime population.
- Close proximity to Folsom Lake.



PROPERTY DETAILS:

Established shopping center anchored by Ace Hardware. Co-tenants include Anytime Fitness, Starbucks, Carl’s Jr, Subway, and Sport Clips.

Near high density single-family developments.

Ace Pickleball Club now open! EVgo fast chargers and IONNA EV chargers on-site.

LEASE RATE:

9500 Greenback Lane		
Suite 1	5,317 SF	\$10,581.00 (\$1.99 PSF, NNN)

NNN costs are approximately \$0.42 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	10,448	86,860	213,389
2023 Average HH Income:	\$94,194	\$117,266	\$122,404
Traffic Count @			
	Greenback Lane:		19,368
	Madison Ave:		17,662

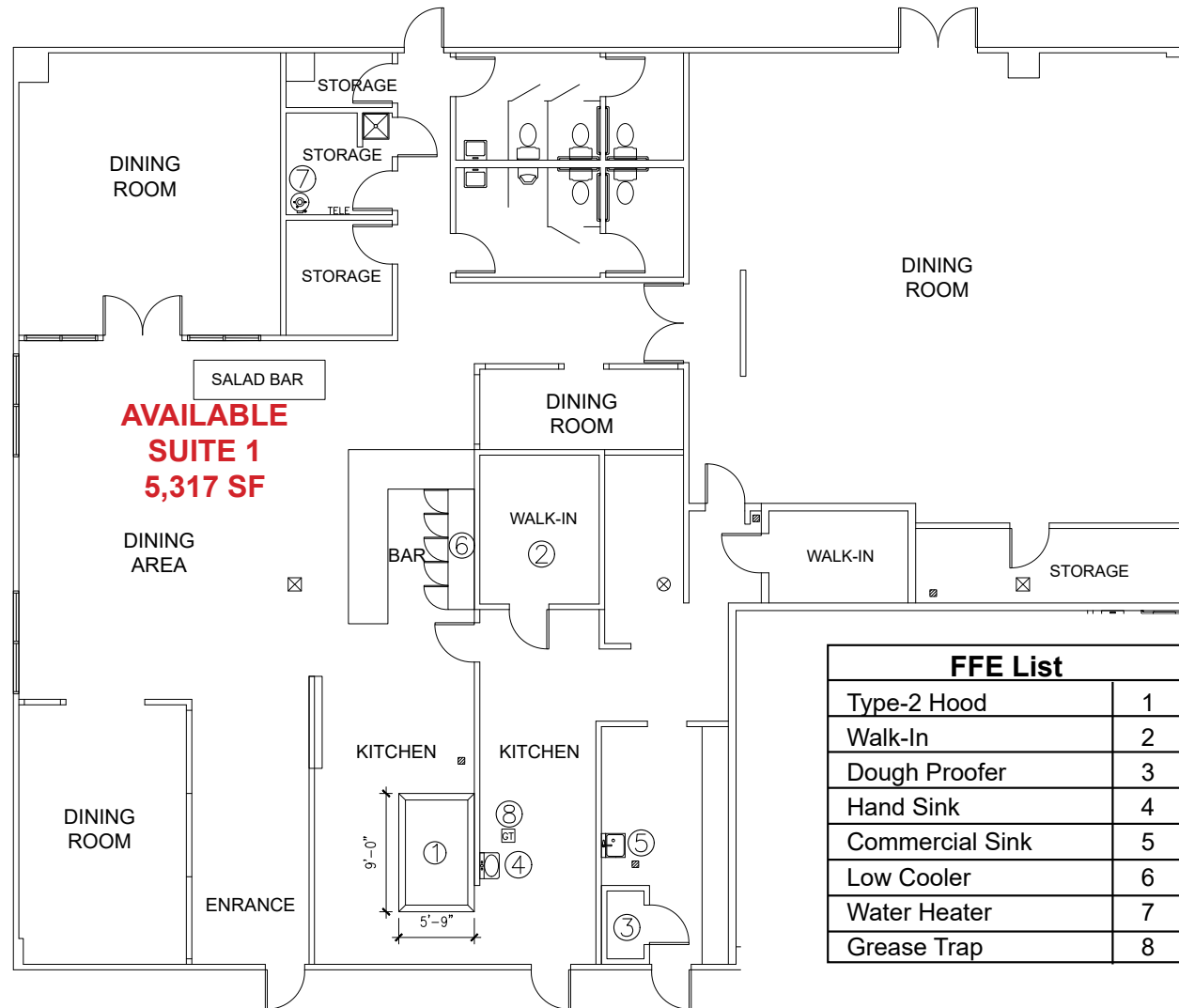
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9500 GREENBACK LANE  
 FLOOR PLAN



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## SITE PLAN



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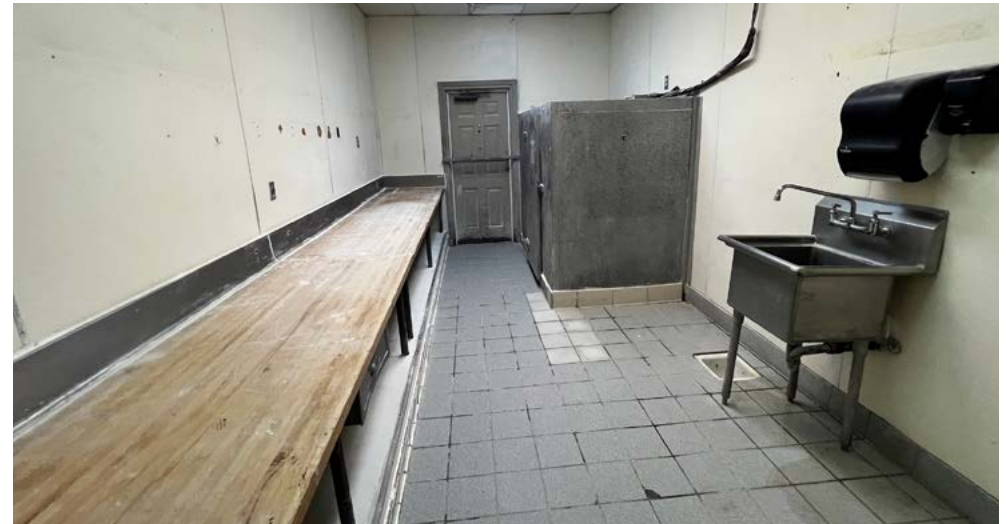
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